043.A	0001	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	457,800 /	457,800
					USE VALUE:	457,800 /	457,800
					ASSESSED:	457,800 /	457,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
129		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	BISSONNETTE KATHLEEN	
Owner 2:		
Owner 3:		
Street 1:	129 FRANKLIN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	FEARON JANET -
Owner 2:	-
Street 1:	129 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Wood Shingle Exterior and 1133 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	454,500	3,300		457,800
Total Card	0.000	454,500	3,300		457,800
Total Parcel	0.000	454,500	3,300		457,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.06 | /Parcel: 404.0

Legal Description

User Acct

155352

GIS Ref

GIS Ref

Insp Date

07/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 043.A-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	407,000	3300	.		410,300	410,300	Year End Roll	12/18/2019
2019	102	FV	349,900	3300	.		353,200	353,200	Year End Roll	1/3/2019
2018	102	FV	309,900	3300	.		313,200	313,200	Year End Roll	12/20/2017
2017	102	FV	282,900	3300	.		286,200	286,200	Year End Roll	1/3/2017
2016	102	FV	282,900	3300	.		286,200	286,200	Year End	1/4/2016
2015	102	FV	261,700	3300	.		265,000	265,000	Year End Roll	12/11/2014
2014	102	FV	250,000	3300	.		253,300	253,300	Year End Roll	12/16/2013
2013	102	FV	250,000	3300	.		253,300	253,300		12/13/2012

!3726!

PRINT

Date	Time
12/10/20	18:53:50

LAST REV

Date	Time
11/19/19	11:59:43

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3726

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEARON JANET,	73397-538	2	10/2/2019		526,500	No	No		
	21573-297		11/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
5/4/2018	Mail Update	MM	Mary M
5/6/2000	Inspected	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	155352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7080																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	122 - 7080

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	60899
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558315
Depreciation:	103847
Depreciated Total:	454468

COMMENTS

CONDO CONVERSION 11/91 648-3530,Building Number 1; UNF BMT; WALKUP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	2
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	433.65
Special Features:	0	Val/Su Net:	401.15
Final Total:	454500	Val/Su SzAd	401.15

SKETCH

UnSketched SubAreas:
GLA: 1133,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,133	394.230	446,660
Net Sketched Area:		1,133	Total:	446,660
Size Ad	1133	Gross Are	1133	FinArea 1133

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.A-0001-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300